156 Savanna Way NE

Calgary | Active | MLS® A2351510

$797,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2022**	**2,435 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Unison Realty Group Ltd.

A closer look

SPACIOUS 4-BEDROOM FAMILY HOME IN SAVANNA | BONUS ROOM | SEPARATE SIDE ENTRANCE | DOUBLE ATTACHED GARAGE

Welcome to this beautiful, spacious family home in the vibrant northeast community of Savanna! Offering approximately 2,450 sq. ft. of living space above grade, 4 bedrooms, 3 bathrooms, an upper-level bonus room, a separate side entrance and a double attached garage, this home offers the perfect combination of space, comfort and functionality.

The bright, open-concept main floor features durable laminate flooring, large windows that fill the living space with natural light, and plenty of room for everyday living and entertaining. The spacious kitchen features stainless steel appliances, a gas range, ample cabinetry and generous counter space.

Upstairs, you'll find four well-sized bedrooms, including a spacious primary retreat with a private ensuite and plenty of closet space. The upper-level bonus room provides additional living space, perfect for a family lounge, media room or home office. Convenient upper-floor laundry adds to the home's functional design.

An added highlight is the separate side entrance leading to the undeveloped basement, offering excellent potential for future development, additional living space or a possible secondary legal suite, subject to City of Calgary approvals and permitting. The unfinished basement provides a blank canvas to customize to your needs.

Backing onto a park, this property offers an appealing setting with outdoor green space just steps away. The double attached garage provides secure parking and additional storage.

Ideally located in the growing community of Savanna, you'll enjoy convenient access to schools, parks, shopping, restaurants, public transit and major roadways.

With its generous square footage, functional family layout, separate side entrance and park-side location, this home is an excellent opportunity in northeast Calgary. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351510
Bedrooms	4
Bathrooms	4
Year Built	2022

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,435 sq. ft.
Main Level Finished Area:	1,037 sq. ft.
Upper Level Finished Area:	1,398 sq. ft.
Acreage:	No
Lot Area:	3,584 sq. ft.
Lot Frontage:	31'3¼"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2022 (Age: 4)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	2
Plan:	1912055
Heating:	Forced Air

Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 15'8" × 14'7" ·
Main Floor	Dining Room · 10'7" × 8'6" ·
Main Floor	Kitchen With Eating Area · 11'6" × 11' ·
Main Floor	Pantry · 10'11" × 4'3" ·
Main Floor	Bedroom · 12'11" × 9'4" ·

Main Floor	Foyer · 11'6" × 9'4" ·
2nd Floor	Bedroom - Primary · 16'10" × 14'3" ·
2nd Floor	Walk-In Closet · 12'3" × 6'10" ·
2nd Floor	Laundry · 7'5" × 6'1" ·
2nd Floor	Bedroom · 11'11" × 11'8" ·
2nd Floor	Family Room · 12' × 9'4" ·
2nd Floor	Bedroom · 18'11" × 11' ·
2nd Floor	Walk-In Closet · 5'8" × 3'11" ·
2nd Floor	Walk-In Closet · 5'8" × 3'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Playground
Patio And Porch Features:	See Remarks
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-1N
Listed Date:	Oct 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/156-savanna-way-ne-calgary-a2351510/

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